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Incorporating: Wright Dickson & Catlow, WDC Estates

## OSBORNE GROVE, HEATON, BOLTON, BL1 3BN



- Freehold Two Bed Terrace
- Ideal First Home / Buy To Let
- UPVCDG, "Worcester" combi
- No upward chain, alarm
- Kitchen Appliances Included
- White Three Piece Bathroom
- Ever popular location
- Viewing highly recommended



**Offers over £62,500**

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Available with no further upward chain is this two bedroom mid terrace property that we are advised is freehold. This could make an ideal first home or a superb buy to let investment. Situated in a consistently popular residential area, just off Chorley Old Road, the property is ideally placed for the areas excellent amenities which include: shops, schools, transport links, the local countryside and excellent leisure, sporting and recreational pursuits. The accommodation on offer briefly comprises: entrance vestibule, lounge with feature electric fire, fitted kitchen, landing, two good size bedrooms and a white three piece bathroom suite. Externally there is a neat front garden and a fully enclosed rear yard. The superb property benefits from a "Worcester" gas combination central heating boiler, UPVC double glazing and a security alarm system. Importantly this superb home is available with no further upward chain, so a swift completion could be arranged. A personal inspection is highly recommended, and can be arranged via an advanced appointment with Cardwells Bolton office on 01204381281.

**Directions BL1 3BN**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** 2' 11" x 2' 11" (0.89m x 0.89m) Entrance door.

**Lounge** 16' 2" x 12' 5" (4.92m x 3.78m) UPVC double glazed window to the front, radiator, wood flooring, feature electric fire.

**Kitchen** 12' 5" x 9' 2" (3.78m x 2.79m) Fitted kitchen with matching; drawers, base and wall cabinets, stainless steel sink and drainer, fridge, freezer, washing machine, dryer, oven/grill, hob, extractor over, UPVC double glazed window, rear entrance door, radiator, stairs off to the first floor.

**Landing** 5' 8" x 4' 6" (1.73m x 1.37m) Built in storage space with shelving, loft access point which we are advised is boarded for storage with lighting.

**Bedroom One** 12' 4" x 12' 3" (3.76m x 3.73m) UPVC double glazed window, radiator, skimmed ceiling.

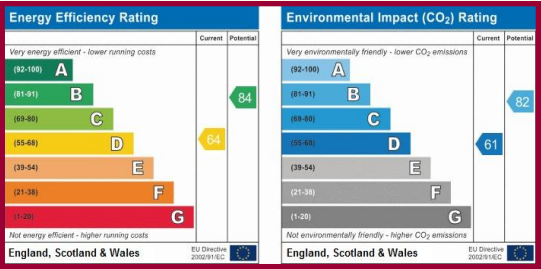
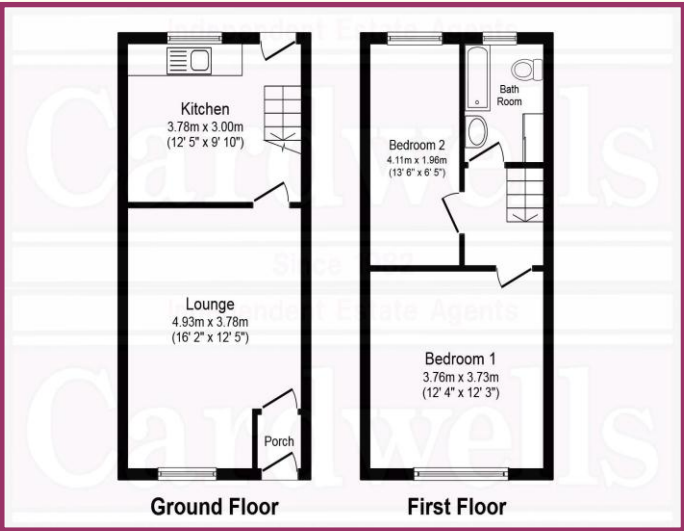
**Bedroom Two** 13' 6" x 6' 5" (4.11m x 1.95m) UPVC double glazed window to the rear, radiator, "Worcester" gas combination central heating boiler.

**Bathroom** 6' 7" x 8' 7" (2.01m x 2.61m) Measured at maximum points. White three piece bathroom suite comprising: pedestal wash hand basin, WC and bath with shower over, ceramic wall tiling, UPVC double glazed window, in set ceiling spotlights.

**Gardens** Neat front garden. Fully enclosed rear yard with shed.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

**Price** Offers Over £62,500 Including: Curtains, blinds, light fittings, electric fire, oven / hob, washing machine, dryer, fridge / freezer and shed.



**Please note: all viewings are by appointment only through our BOLTON Office**